

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 19, 2021 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Also, present at the meeting were Commissioners Jim Stuckey and Joel Wamsley, Township Engineer Melissa Kelly, Assistant Director of Land Use Mandy Houck as well as the Township Manager Andrew Stern.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Wamsley and seconded by Mr. Stuckey, to approve the minutes of June 17, 2021. **Carried 3-0.**

III. Communications

There were no new communications to report.

IV. Comments from the Public

There were no comments provided by the public.

V. Briefing Items

There were no new briefing items.

VI. Agenda Items

**A. The Reichardt Tracts WHTPC 7-2021 (Time Extension 11/02/2021)
Preliminary/Final Subdivision Plan
Location: Hempfield Hill Road/Concordia Road**

Mr. Todd Vaughn, from David Miller/Associates, was here to present.

Section 305 – Preliminary Plan Processing

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based upon the justification provided and with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 3-0.**

Section 404.A.1 – Plan Scale

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided. **Carried 3-0.**

Deny the waiver for Section 602.K.6.b – Improvement of Existing Streets

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying the request to waive the reconstruction of Concordia Road and Hempfield Hill Road to their centerlines, but allow the applicant to defer the roadway improvements based on the justification n provided with

the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so.” **Carried 3-0.**

Deny the waiver for Section 602.M – Curbing

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying the request to waive curbing along Concordia Road and Hempfield Hill Road, but allow the applicant to defer the installation of curbing based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 3-0.**

Deny the waiver for Section 602.N – Sidewalks

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying the request to waive sidewalks along Concordia Road and Hempfield Hill Road, but allow the applicant to defer the installation of sidewalks based on the justification provided and the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 3-0.**

Section 122-46.D.(a).[3] – Minimum Pipe Cover

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification request with the condition that the applicant relocate inlet No. 1, the Class IV RCP pipe, and End Section No. 2 out of the right-of-way of Hempfield Hill Road. **Carried 3-0.**

Plan:

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval with the condition that the applicant satisfies all Township and Township Engineer’s comments and requirements. **Carried 3-0.**

B. 620 Sycamore WHTPC 13-2020 (Time Extension 11/04/2021)
Preliminary/Final Land Development Plan
Location: 620 Sycamore Drive

Mr. Todd Kurl, from RGS Associates, was here to present.

SALDO Section 602.M – Curbing / SALDO Section 602.N.3 – Sidewalks

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this request to defer curbing along Pitney Road and Sycamore Drive with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs and Sidewalks at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs and Sidewalks at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so.” **Carried 3-0.**

SWMO Section 122-46.D.a.5 – Pipe Crossing Angles

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based upon the justification and alternative provided. **Carried 3-0.**

SWMO Section 122-48.A.2.c – Loading Ratio

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based on the justification provided with the condition that the applicant conduct infiltration testing overseen by a qualified professional at each infiltration facility during construction (after excavation of the bottom and prior to Installation of amended soils) and provide the results to the Township and Township Engineer at that time to verify the as-constructed infiltration rates meet or exceed the design infiltration rates. In addition, the Township Engineer needs to observe the subgrade prior to testing to agree on the location and number of tests. Lastly, provide notes on the plan to this effect. **Carried 3-0.**

Plan:

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the Preliminary Subdivision and Land Development Plan for 620 Sycamore Drive with the condition that the applicant satisfies all Township and Township Engineer’s comments and requirements. **Carried 3-0.**

C. Peregrine WHTPC 6-2021 (Time Extension 9/17/2021)
Preliminary/Final Land Development Plan
Location: 4301 Marietta Avenue

Mr. Bill Swiernek, from David Miller/Associates, was here to present.

Section 306.A.1 – Preliminary Plan (*Revised request this submission*)

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided, with the condition that the Preliminary Plan is not recorded and the section reference is revised in the modifications on the cover sheets. **Carried 3-0.**

Sections 602.K.6.a and 602.N.2 – Improvement of Existing Streets and Sidewalks

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying the requests to waive the reconstruction of Bridge Valley Road and Marietta Avenue to their centerlines, including curb and sidewalk, but allow the applicant to defer the improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 3-0.**

Section 602.L.1 – Street Construction Standards

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided, with the condition that the streets remain private and will not be offered for dedication to the Township. **Carried 3-0.**

Section 602.N.3 – Sidewalks Within the Project

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this waiver request with the condition the applicant extend the sidewalk on the north side of Heather Lane, at Heather Lane and Bridge Valley Road, to at least the existing utility pole, and provide an ADA accessible ramp. **Carried 3-0.**

Section 602.R – Clear Sight Triangles

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification with the condition that no driveways be partially or fully located within the clear sight triangles. **Carried 3-0.**

Section 602.S.1 – Cul-de-sac Length (*New request this submission*)

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based upon the justification and alternative provided. **Carried 3-0.**

Sections 609.E.4 and 609.E.8 – Street Trees

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification with the condition that the applicant provide the required number of street trees as depicted on the landscape plan. **Carried 3-0.**

Section 611.C – Park and Recreation Land

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying this request for modifications as it contradicts the Conditional Use Decision condition #9. **Carried 3-0.**

Appendix No. 18 – Slant Curb Detail

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of

this modification based upon the justification and alternative provided. **Carried 3-0.**

Section 122-47.J – Basin Dewatering within 24 Hours (*New request this submission*)

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based upon the justification and alternative provided. **Carried 3-0.**

Section 122-48.A.2.c – Loading Ratios (*New request this submission*)

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided with the condition that the applicant provide a letter from a licensed geologist supporting the proposed loading ratios. **Carried 3-0.**

Plan:

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of the Preliminary Land Development Plan for 4301 Marietta Avenue with the condition that the applicant satisfies all Township and Township Engineer's comments and requirements. **Carried 3-0.**

**D. SBCC Land Co Ivy Drive Properties WHTPC 10-2021
Zoning Map Amendment Petition
Location: Ivy Drive and Stony Battery Road**

Ms. Claudia Shank, attorney representing the applicant, was here to present.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this rezoning request. **Carried 3-0.**

VII. The next regular meeting will be held on September 16, 2021 at 7:00 P.M.

VIII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to adjourn the meeting. **Carried 3-0.**

Chairman Rodman adjourned the meeting 7:56 PM.

Respectfully Submitted,



Barry Carter
Secretary